

**Roberts  
Homes**



**2 Bedroom Semi-detached House with parking to the rear  
83 Brecon Road, Ystradgynlais, Swansea,  
West Glamorgan, SA9 1HJ**

**£159,950**





**Conveniently situated on Brecon road is this semi-detached house with two bedrooms, two reception rooms and a large conservatory. Long garden to the rear with ample parking for several vehicles.**

Ystradgynlais is located on the banks of the River Tawe some 18 miles North of Swansea - just off the main A4067. Retail is serviced by a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts. Education is provided by both English and Welsh medium primary and secondary schools. For recreation there is the Diamond Park, The Gorsedd and Ystradfawr Nature Reserve plus many public footpaths providing mountain, forest, and riverside walks. Just up the road is The National Showcaves Centre for Wales, Craig y Nos Castle & Country Park, The Wales Ape and Monkey sanctuary, and Henrhyd Waterfalls. In less than 30 minutes' drive you can be deep in The Brecon Beacons National Park itself or on the shores of Swansea Bay.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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**hello@robertshomes.wales**

**<https://robertshomes.wales>**

Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

### Hallway

uPVC door with double glazed panels to the front.

### Lounge

3.29 m x 2.96 m (10'10" x 9'9") approx

Window to front. Radiator.

### Dining Room

5.12 m x 3.72 m (16'10" x 12'2") max approx

Wall mounted polished stone electric fire. Under stairs cupboard. Window to rear. Radiator.

### Kitchen

3.93 m x 2.33 m (12'11" x 7'8") approx

Galley style kitchen, fitted with a range of white base units to include two electric ovens, a five ring gas hob and a 1 1/2 bowl stainless steel sink. Floor and walls tiled. Window to side. Radiator.

### Rear Lobby

2.33 m x 0.82 m (7'8" x 2'8") approx

Floor and walls tiled. Plumbed for automatic washing machine.

### Conservatory

4.33 m x 3.62 m (14'2" x 11'11") minimum approx

Constructed from uPVC double glazed units above a base wall and with a doomed roof. Floor tiled. Radiator. Door to front.

### Upper Floor:

#### Landing

Loft access.

#### Bedroom 1

4.19 m x 2.99 m 13'9" x 9'10" approx (excluding recess)

Two windows to front. Radiator.

#### Bedroom 2

3.72 m x 2.68 m (12'2" x 8'10") max approx

Built in cupboard with a gas boiler servicing central heating and hot water. Window to rear. Radiator.

#### Shower Room

2.77 m x 2.33 m (9'1" x 7'8") approx

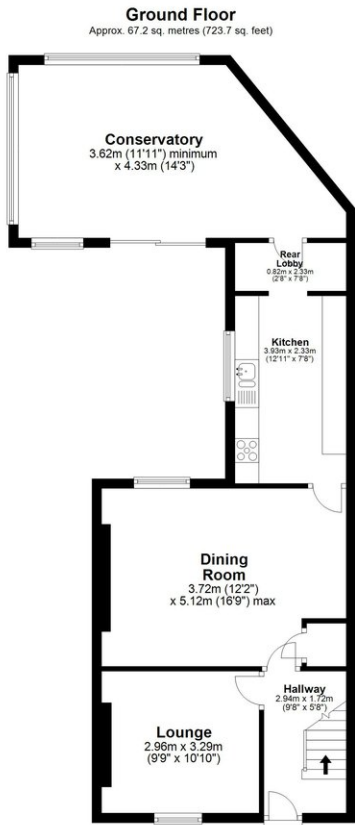
White wash hand basin with cupboards underneath, w.c. and shower cubicle. Walls and floor tiles. Window to rear. Radiator.

#### Exterior

Front garden laid to coloured gravel with paved paths and front boundary wall. Side walking access.

To the rear a private paved patio.

Long garden to lawn with a wooden summer house, beyond this there is a gravelled parking area suitable for several vehicles.



Total area: approx. 102.5 sq. metres (1102.8 sq. feet)

**Tenure:** Leasehold  
**Council tax band:** B  
**Services:** All mains services

**Viewing strictly by appointment with  
Roberts Homes.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.



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